


**Prepared by and return to:**

Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
4-12071

Inst: 202312002594 Date: 02/15/2023 Time: 3:25PM  
Page 1 of 2 B: 1484 P: 1991, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AM   
Deputy Clerk Doc Stamp-Deed: 1750.00

## Warranty Deed

**This Warranty Deed** is executed this 9 day of February, 2023 by Maximina Montanez and Angel V. Montanez, Husband and Wife, whose address is 317 Rolling Gln, Fort White, FL 32038, hereinafter called the grantor, to Steven Blaha and Robin Blaha, and Sharon Anne Simpkins, as Joint Tenants with Rights of Survivorship, whose address is 317 Rolling Gln, Fort White, FL 32038, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

**Lot 5, Rolling Acres Subdivision, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 78, of the Public Records of Columbia County, Florida.**

**Together with a 2012 MOSS Doublewide Mobile Home with VIN# LOHGA11112911A and VIN# LOHGA11112911B.**

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

**To Have And To Hold**, the same in fee simple forever.

**And** Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

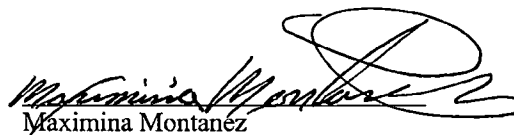
*Signed, sealed and delivered in our presence:*

  
Witness

Brooke Parrish  
Printed Name

  
Witness


Macy McRae  
Printed Name

  
Maximina Montanez

Angel V. Montanez  
Angel V. Montanez

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( )  
online notarization this 9 day of February, 2023, by Maximina Montanez and Angel V.  
Montanez.

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



**MACY McRAE**  
Notary Public  
State of Florida  
Comm# HH206033  
Expires 12/8/2025

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification Produced: DL